

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 6: S-2/RESIDENCE DISTRICT

- 6.00 S-2/Residence District.
- 6.01 Permitted Uses.
- 6.02 Special Uses & Special Exceptions.
- 6.03 Accessory Building and Uses.
- 6.04 Height and Area Requirements.

6.00 S-2/Residence District.¹

6.00.01 Purpose and Intent.

The purpose of this district is to provide for low-density single-family residential development in areas facing conversion from a rural-agricultural nature to a residential nature. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objective. The S-2 District corresponds to the Low Intensity Residential Community on the Comprehensive Plan's Land Use Map.

6.01 Permitted Uses.²

6.01.01 See *Appendix A: Schedule of Uses.*

6.01.02 Density requirements for qualifying subdivisions shall be regulated on a sliding scale based upon the amount of open space provided. (see Subdivision Regulations, *Chapter 7: Open Space Standards for Major Subdivisions*)

6.02 Special Uses & Special Exceptions.³

A. See *Appendix A: Schedule of Uses.*

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

6.02.01 Minimum Area Requirements:

Same as S-1 District regulations of *Section 5.02.01.*

6.02.02 Other Requirements:

Same as S-1 District regulations of *Section 5.02.02.*

¹ Section 6.00 amended per Ordinance No. Z-327.

² Section 6.01 amended per Ordinance No. Z-327; Z-415-03, §d.

³ Section 6.02 amended per Ordinance No. Z-320; Z-415-03, §e-f.

6.03 Accessory Buildings and Uses.⁴ See also *Section 25.01*.

6.04 Height and Area Requirements.⁵ (see *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional regulations.)

6.04.01 Maximum Height:⁶ Thirty-five (35) feet.

6.04.02 Minimum Lot Area:

- A. Lots without service by a community water system and a community sanitary sewer system, 43,560 square feet.
- B. Lots with service from a community water system, and private septic system, 35,000 square feet.
- C. Lots with service from a community sanitary sewer system and private water system, 20,000 square feet.
- D. Lots with community water system and community sanitary sewer system, 12,000 square feet.

6.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:⁷ Thirty-five (35) feet.
- B. Minimum Side Yard:⁸
 - 1. Single-family Dwelling: Ten (10) feet;
 - 2. All other uses: Twenty (20) feet.
- C. Minimum aggregate of Side Yard:
 - 1. Single-family Dwelling: Twenty-five (25) feet;
 - 2. All other uses: Forty (40) feet.
- D. Minimum Rear Yard:
 - 1. Single-family Dwelling: Twenty (20) feet;
 - 2. All other uses: Fifteen (15) feet.
- E. Minimum Lot Width:
 - 1. Single-family Dwelling: One hundred (100) feet;
 - 2. All other uses: Two hundred (200) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.
- G. Minimum Ground Floor Area:
 - 1. One-story dwelling: One thousand one hundred (1,100) square feet;
 - 2. Two-story dwelling and All other uses: Eight hundred (800) square feet.

⁴ Section 6.03 amended per Ordinance No. Z-369-02, §i.

⁵ Section 6.04 amended per Ordinance No. Z-327; Z-366-01.

⁶ See also Section 26.01.01.

⁷ **NOTE:** For the Minimum Front Yard requirement for any Lot in a Qualifying Subdivision utilizing relaxed Front Yard standards per Section 7.00.01 of the Subdivision Control Ordinance see Section 26.02.07.

⁸ See also Section 26.01.01.

6.04.04 Any lot within a Qualifying Subdivision, as described in *Chapter 7* of the Subdivision Regulations, is exempt from the requirements of *Sections 6.04.02* and *6.04.03*.

**CHAPTER 6: S-2 RESIDENCE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320			July 11, 1997	
Z-327				
Z-366-01	76-01b OA	n/a	November 28, 2001	6.04.01
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	6.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	6.01; 6.02 Autumn 2003 v1